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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date:18/04/2026

To

SANJAY JAYAPAL
No.78/132, Dr.Radhakrishnan Salai,
Mylapore, Chennai – 600 004.

Subject :

Certificate of Completion of Construction Work of **Commercial Air Conditioned Theatre** Building / Single Block of the Building of the Project (TNRERA Registration Number TNRERA/PBI/0220/2026 Dated: 10/04/2026) situated on the Plot bearing Survey No. **165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/176A8** / Plot no/Door No. **East Coast Road, Injambakkam Chennai – 600 115.** Consisting of Grounnd Floor (Part) + Stilt Floor (Part) + First & Second Floor With the Height 18.30mts demarcated by its boundaries (latitude and, longitude of the end points) **12.932006, 80.25215,** Land belonging to Ramanathan Nadar and Others to the North Land belonging to D.S.Rajamanickam to the South Property bearing Survery No.1 to the East Thiruvanmiyur Muttukadu Road (East Coast Road) to the West 197 of Division 15 Zone, Greater Chennai Corporation. Injambakkam Village, Sholinganallur Taluk, Chennai District. PIN -600 115. measuring **7621.54** sq.mts. area being developed by (Promoter's Name) **SANJAY JAYAPAL.**

Sir,

I R.Chandrasekaran have undertaken assignment as Architect / Engineer of certifying completion of Construction Work of **Commercial Air Conditioned Theatre** Building / Single Block / Single Tower of the Building situated on the plot No. Nil, Survey No **165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/176A8**. Door No .Nil, **East Coast Road, Injambakkam Chennai – 600 115.** 194 of Division, 15 Zone , Greater Chennai Corporation. Injambakkam Village, Sholinganallur Taluk, Chennai District, PIN code - 600 115. Measuring **7621.54** sq.mts. area being developed by **SANJAY JAYAPAL**

R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274.
RE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Pelavanthangal, Chennai-600114.
9444992018, Email: grcsekaran58@gmail.com

2. Following technical professionals are appointed by Owner / Promoter: (as applicable)

(i) M/s/Thiru/Tmt. **R.CHANDRASEKARAN** As Architect / Engineer

(ii) M/s/Thiru/Tmt. **N.TAMILVANAN** As Structural Consultant

(iii) M/s/Thiru/Tmt. **MURALIDHARAN** As MEP Consultant

(iv) M/s/Thiru/Tmt. **M.CHELLAPANDI** As Site Supervisor /Clerk of Works.

(v)

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I / Wehere by certify that **Commercial Air Conditioned Theatre** Building / Single Block of the Building has been completed in all aspects. The **Commercial Air Conditioned Theatre** Building Single Block of the Building is granted Completion Certificate bearing number dated **CMDA/CC/NHRB/S/OFF/0002/2026** By Enforecement Depatment CMDA (Competent Authority).

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YoursFaithfully,

R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274.
RE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
9444992018, Email: grcsekaran58@gmail.com

Signature& Name (IN BLOCK LETTERS) of L.S/Architect with (LicenseNo.RE/GR-I/2019/02/005)

FORM 4B

STRUCTURAL STABILITY CERTIFICATE BY

REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date: 02.03.2026.

I, **S.SANGEETA** have undertaken assignment as Structural Engineer for the detailed design and construction of the **Multiplex and Commercial Building with a commercial office space with Stilt and Three Upper Floors** and a theatre area with stilt and roof enclosing **seven multiplex screen seating areas** at 146, 2/169, East Coast Road, Vetuvankani, Injambakkam, Chennai-115 at Survey Nos. 165/176 A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7, 165/176A8, of Injambakkam Village, Tambaram Taluk, within Greater Chennai Corporation Zone-XV Division.

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

S. SANGEETA, M.E., M.I.E.,
STRUCTURAL ENGINEER,
CMDA REG. No. SE/GR-I/19/04/084
"MOUNT VIEW", THIRD FLOOR,
No. 64, MOUNT ROAD, GUINDY,
CHENNAI-600 032. PH: 9940388755

Signature, Name and Seal

Of the Registered Structural Engineer



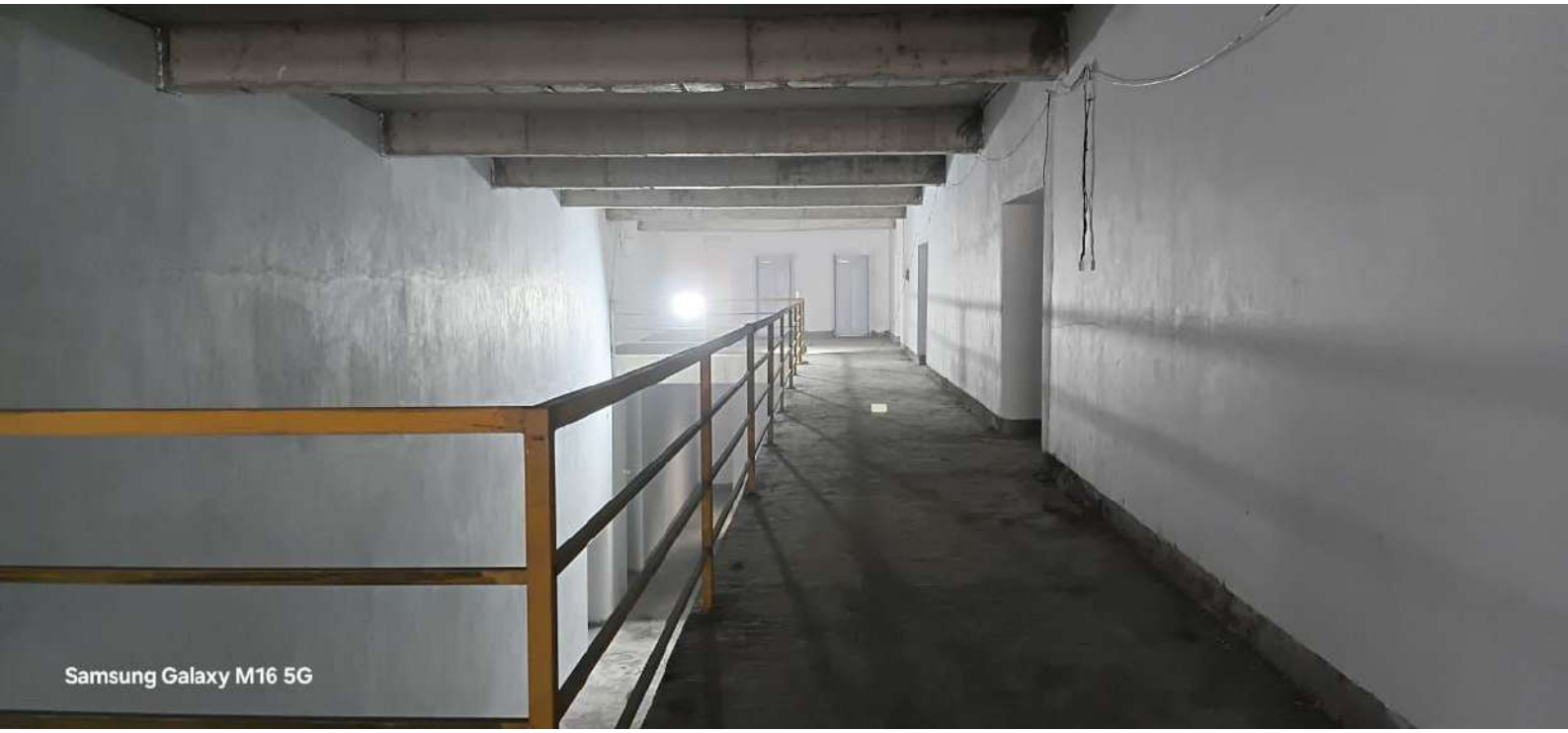






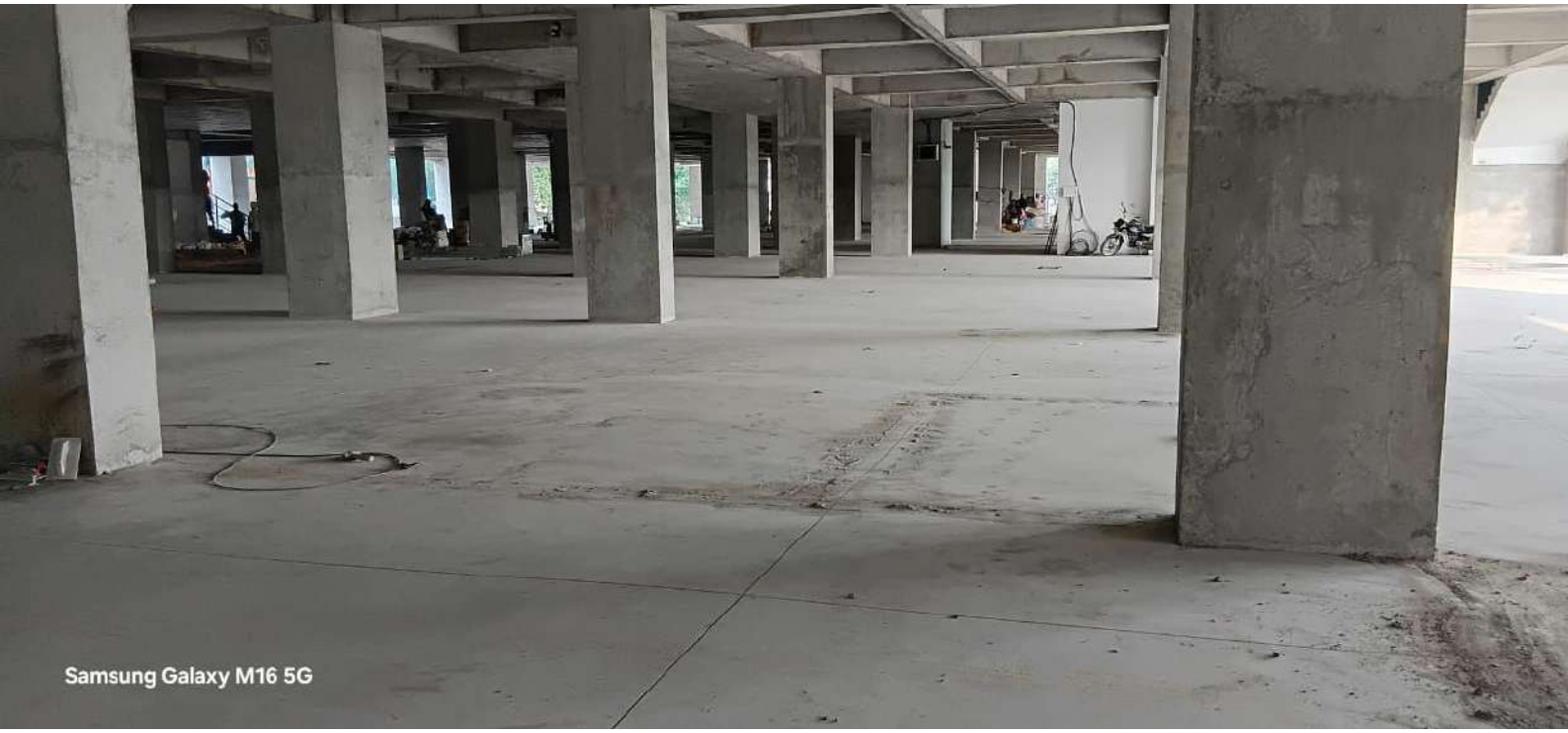

JSL
Protected by Novacel




Samsung Galaxy M16 5G


Exit Gate


Entry Gate


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G


Samsung Galaxy M16 5G



THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.